

ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2020

FISCAL YEAR 2021

PREPARED BY:

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Artisan Lakes Community Development District

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**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2020**

	Governmental Funds				Capital Project Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Series 2013	Series 2018	Series 2018			
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 125,738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,738
Debt Service Fund							
Interest Account							
Series 2013 A-1	-	107,350	-	-	-	-	107,350
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	177,209	-	-	-	177,209
Sinking Account							
Series 2013 A-1	-	-	-	-	-	-	-
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	-	-	-	-	-	-
Series 2018	-	-	-	-	-	-	-
Reserve Account							
Series 2013 A-1	-	268,463	-	-	-	-	268,463
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	103,655	-	-	-	-	103,655
Series 2018	-	-	137,250	-	-	-	137,250
Revenue							
Series 2013 A-1 and A-2	-	180,061	-	-	-	-	180,061
Series 2013 A-3	-	79,569	-	-	-	-	79,569
Series 2018	-	-	36,727	-	-	-	36,727
Prepayment Account							
Series 2013 A-1	-	45,000	-	-	-	-	45,000
Series 2013 A-2	-	-	-	-	-	-	-
Series 2013 A-3	-	1,040,010	-	-	-	-	1,040,010
Series 2018	-	-	94	-	-	-	94
Capitalized Interest Account							
Construction Account					6		6
Cost of Issuance Account							

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2020**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018	Capital Project Fund Series 2018		
Due from Other Funds						
General Fund	-	1,134	1,952	-	-	3,086
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,825,242	1,825,242
Amount to be Provided by Debt Service Funds	-	-	-	-	10,324,758	10,324,758
Total Assets	\$ 125,738	\$ 1,825,242	\$ 353,232	\$ 6	\$ 12,150,000	\$ 14,454,218
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	3,086	-	-	-	-	3,086
Bonds Payable						
Current Portion						
Series 2013 A-1					\$50,000	50,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$35,000	35,000
Series 2018					\$100,000	100,000
Long Term						
Series 2013 A-1					\$3,110,000	3,110,000
Series 2013 A-2					\$0	-
Series 2013 A-3					\$2,195,000	2,195,000
Series 2018					\$6,660,000	6,660,000
Total Liabilities	\$ 3,086	\$ -	\$ -	\$ -	\$ 12,150,000	\$ 12,153,086

**Artisan Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2020**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2013	Series 2018	Capital Project Fund Series 2018		
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	1,840,215	351,279	-	-	2,191,493
Results from Current Operations	-	(14,972)	1,954	6	-	(13,013)
Unassigned						
Beginning: October 1, 2020 (Unaudited)	135,303	-	-	-	-	135,303
Results from Current Operations	(12,651)	-	-	-	-	(12,651)
Total Fund Equity and Other Credits	\$ 122,652	\$ 1,825,242	\$ 353,232	\$ 6	\$ -	\$ 2,301,132
Total Liabilities, Fund Equity and Other Credits	\$ 125,738	\$ 1,825,242	\$ 353,232	\$ 6	\$ 12,150,000	\$ 14,454,218

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	N/A
Interest				
Interest - General Checking	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	328	328	78,148	0%
Special Assessments - Off-Roll	-	-	-	0%
Developer Contribution		-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 328	\$ 328	\$ 78,148	0%
Expenditures and Other Uses				
Executive				
Professional Management	1,667	1,667	20,000	8%
Financial and Administrative				
Audit Services	-	-	4,100	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	-	N/A
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	123	123	5,000	2%
Trustee Services	5,886	5,886	9,725	61%
Dissemination Agent Services	-	-	6,000	0%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	9	9	360	2%
Communications & Freight Services				
Postage, Freight & Messenger	50	50	750	7%

Artisan Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020

Description	October	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	2,488	2%
Insurance	4,864	4,864	5,000	97%
Printing & Binding	156	156	750	21%
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	12,800	0%
Legal - Boundary Amendment	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	-	N/A
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
Reserves				
Operational Reserves (Future Years)		-	10,000	0%
Other Fees and Charges	-	-	-	N/A
Discounts/Collection Fees		-	-	
Sub-Total:	12,979	12,979	78,148	17%
Total Expenditures and Other Uses:	\$ 12,979	\$ 12,979	\$ 78,148	17%
Net Increase/ (Decrease) in Fund Balance	(12,651)	(12,651)	-	
Fund Balance - Beginning	135,303	135,303	-	
Fund Balance - Ending	\$ 122,652	122,652	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2013
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income	5	5	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll				
Series 2013 Bonds A-1	1,134	1,134	\$ 270,050	0%
Series 2013 Bonds A-2		-	\$ -	N/A
Series 2013 Bonds A-3		-	\$ -	N/A
Special Assessments - Off-Roll				
Series 2013 Bonds A-1	-	-	\$ -	N/A
Series 2013 Bonds A-2	-	-	\$ -	N/A
Series 2013 Bonds A-3	78,639	78,639	\$ 197,763	40%
Special Assessments - Prepayments				
Series 2013 Bonds A-1		-		N/A
Series 2013 Bonds A-2	-	-		N/A
Series 2013 Bonds A-3	(94,750)	(94,750)		
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ (14,972)	\$ (14,972)	\$ 467,813	-3%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2013 Bonds A-1	\$ -	\$ -	\$ 55,000	0%
Series 2013 Bonds A-2		-	\$ -	N/A
Series 2013 Bonds A-3		-	\$ 35,000	0%
Principal Debt Service - Early Redemptions				
Series 2013 Bonds A-1	-	-	-	N/A
Series 2013 Bonds A-2	-	-	-	N/A
Series 2013 Bonds A-3	-	-	-	N/A
Interest Expense				
Series 2013 Bonds A-1	-	-	215,050	0%
Series 2013 Bonds A-2		-	-	N/A
Series 2013 Bonds A-3		-	162,763	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 467,813	0%
Net Increase/ (Decrease) in Fund Balance	(14,972)	(14,972)	-	
Fund Balance - Beginning	1,840,215	1,840,215	-	
Fund Balance - Ending	\$ 1,825,242	1,825,242	\$ -	

Artisan Lakes Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	1	1	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	1	1	200	0%
Capitalized Interest Account	-	-	200	0%
Special Assessments - Prepayments				
Special Assessments - On Roll	1,952	1,952	465,010	0%
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Debt Proceeds				
	-	-	-	N/A
Intragovernmental Transfer In				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,954	\$ 1,954	\$ 465,410	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2018	-	-	100,000	0%
Principal Debt Service - Early Redemptions				
Series 2018	-	-	-	N/A
Interest Expense				
Series 2018	-	-	343,844	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 443,844	0%
Net Increase/ (Decrease) in Fund Balance	1,954	1,954	21,566	
Fund Balance - Beginning	351,279	351,279	-	
Fund Balance - Ending	\$ 353,232	353,232	\$ 21,566	

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2020

Description	October	Total Annual Budget	% of Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	N/A
Interest Income			
Construction Account	6	\$ -	N/A
Cost of Issuance	-	\$ -	N/A
Debt Proceeds	-	\$ -	N/A
Contributions - Tylor Morrison	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 6</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses			
Executive			
Professional Management	-	\$ -	N/A
Other Contractual Services			
Trustee Services	-	\$ -	N/A
Printing & Binding	-	\$ -	N/A
Legal Services			
Legal - Series 2018 Bonds	-	\$ -	N/A
Other General Government Services			
Stormwater Mgmt-Construction	-	\$ -	N/A
Capital Outlay			
Water-Sewer Combination	-	\$ -	N/A
Stormwater Management			
Legal - Series 2018 Bonds	-	\$ -	N/A
Underwriter's Discount	-	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	6	-	
Fund Balance - Beginning	0	\$ -	
Fund Balance - Ending	<u><u>\$ 6</u></u>	<u><u>\$ -</u></u>	

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